



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		69	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Blackburn Road, Knuzden, BB1 3NJ

Offers Over £190,000

CHARMING THREE BEDROOM SEMI DETACHED PROPERTY

Located on Blackburn Road in the vibrant town of Blackburn, this fantastic three-bedroom semi-detached house presents an excellent opportunity for families and investors alike. The property boasts two generous living areas, providing ample space for relaxation and entertaining. The spacious kitchen is perfect for culinary enthusiasts, offering a functional layout that invites creativity and family gatherings.

The outdoor space is equally impressive, featuring a laid-to-lawn garden that is ideal for children to play or for hosting summer barbecues. Additionally, the property includes a garage and a driveway, ensuring convenient parking and extra storage options.

Situated close to transport links and the town centre, this home offers easy access to local amenities, schools, and recreational facilities, making it a prime location for those seeking both convenience and community. With its considerable potential, this property is a blank canvas ready for your personal touch. Whether you are looking to settle down or invest, this house on Blackburn Road is a promising choice that should not be missed.

Blackburn Road, Knuzden, BB1 3NJ

Offers Over £190,000

 3  1  2  C

- Semi Detached Property
- Two Spacious Reception Rooms
- Off Road Parking
- EPC Rating C
- Three Bedrooms
- Three Piece Bathroom
- Leasehold
- Fitted Kitchen
- Enclosed Rear Garden
- Council Tax Band B

Ground Floor

Entrance Vestibule

5'1 x 2'5 (1.55m x 0.74m)

Hallway

13'10 x 5'7 (4.22m x 1.70m)

Reception Room One

12'4 x 11'2 (3.76m x 3.40m)

Reception Room Two

11'11 x 10'10 (3.63m x 3.30m)

Kitchen

14'3 x 7'2 (4.34m x 2.18m)

First Floor

Landing

8'6 x 5'6 (2.59m x 1.68m)

Bedroom One

12'2 x 9'8 (3.71m x 2.95m)

Bedroom Two

11'11 x 9'8 (3.63m x 2.95m)

Bedroom Three

8'11 x 5'1 (2.72m x 1.55m)

Bathroom

6'4 x 5'6 (1.93m x 1.68m)



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